**Meeting Minutes**

**Wood County Planning Commission**

**January 7, 2020**

**5:30 pm**

The Wood County Planning Commission met in regular session on Tuesday, January 7. 2020 at the County Office Building in Bowling Green, Ohio.  Planning Commission staff members in attendance were David Steiner and Jamie Stanley.  Planning Commission members in attendance were Ted Bowlus, John Brossia, Doris Herringshaw, John Musteric, Jeffrey Schaller, and John Schuerman. Two guests were in attendance.

Chairman John Musteric called the meeting to order.

**Old Business**

**New Business**

John Brossia made a motion to approve the December 2019 Planning Commission meeting minutes.  Mr. Schaller seconded the motion.

Mr. Musteric called for a vote.

Mr. Arnold - Absent, Mr. Bowlus - Yes, Mr. Brossia - Yes, Ms. Herringshaw - yes, Mr. LaHote - Absent, Mr. Musteric - Yes, Ms. Ruland - Absent, Mr. Schaller – Yes, Mr. Schuerman - Yes, Mr. Wineland – Absent.

NOMINATION OF OFFICERS

Mr. Brossia on behalf of the nominating committee, nominated Mr. Musteric for the chairman
position and Mr. Wineland for the vice-chairman position.

Mr. Steiner stated Ms. Stanley would serve as secretary, according to the bylaws.

Mr. Brossia made a motion to nominate Mr. Musteric as the chairman, Mr. Wineland as the
vice-chairman, and Ms. Stanley as the secretary. Ms. Herringshaw seconded the motion.

Mr. Musteric called for a vote.

Mr. Arnold – Absent, Mr. Bowlus - Yes, Mr. Brossia - Yes, Ms. Herringshaw - Yes,
Mr. LaHote - Absent, Mr. Musteric - Yes, Ms. Ruland - Absent, Mr. Schaller – Yes, Mr. Schuerman -Yes, Mr. Wineland - Absent.

**ZONING – LAKE TOWNSHIP**

Mr. Steiner provided an overview of the application. Mr. Steiner stated the applicant(s) seek to rezone a 59.97 acre parcel of land in Section 21 of Lake Township from an A-1 Agricultural zoning classification to a B-2 Commercial zoning classification with the intent to sell the parcel and wish to make it more marketable.

Mr. Steiner stated that the subject parcel is currently zoned A-1 Agricultural. Mr. Steiner stated that the existing parcels in the immediate area are also zoned A-1 Agricultural. Mr. Steiner stated that the parcel is located in a growth management area per the Wood County Land Use Plan as well as a targeted reinvestment area.

Mr. Steiner stated the current land use is somewhat mixed with railroad uses occurring alongside agricultural uses as well as a large railroad yard directly to the west of the parcel. Mr. Steiner also stated there are no floodplains or wetlands on the parcel.

Mr. Steiner explained there is a forced main sewer line to the north of the subject parcel that serves the trucking business, however it is designed solely to serve the trucking business and is not likely to be adequate enough to handle additional loads.

B-2 Commercial is a medium density commercial. This would allow for uses like gas stations, car dealerships, restaurants, and similar uses. There is a commercial use to the north of the parcel, but it is a semi-truck shipping facility, which is more of a specialized end use and also one that does not generate the amount of traffic a permitted use in a B-2 zoning district would.

Mr. Steiner voiced some concerns regarding the request. Mr. Steiner stated that one concern was the available infrastructure and if it was capable of handling a commercial use as well as a lack commercial zoning in the immediate area.

The parcel is also located somewhat out of an area with commercial uses.

Mr. Steiner recommended denial of the request.

Mr. Brossia made a motion to recommend that Lake Township approve the zoning change request. Ms. Herringshaw seconded the motion.

Mr. Musteric called for a vote.

Mr. Arnold – Absent, Mr. Bowlus - Yes, Mr. Brossia - Yes, Ms. Herringshaw - Yes, Mr. LaHote - Absent, Mr. Musteric - Yes, Ms. Ruland - Absent, Mr. Schaller - Yes, Mr. Schuerman - Yes, Mr. Wineland - Absent.

**PUBLIC FORUM**

**CHAIRMAN’S TIME/COMMISSION MEMBERS’ TIME**

AFFIXING DATES FOR 2020 MEETINGSMr. Steiner stated he wanted to verify there were no major conflicts with the 2020 Planning
Commission meeting schedule. He was particularly interested in determining if the August
meeting would be in conflict with the Wood County Fair and if the November meeting would conflict with Election Day. Multiple commission members determined the proposed August meeting date would conflict with the fair and that the November date would conflict with Election Day. The Commission members decided the respective dates for August and November would be one week later. The Commission members established the new dates will be August 11, 2020 and November 10, 2020. Additionally the Commission determined the deadline dates for plat and zoning issues to be submitted to the Planning Commission would also be extended out one week for the August and November of 2020 meetings.

The Commission members discussed what an agricultural use is and how to handle a change of use if it is witnessed.

The Commission discussed if there had been any resolution with the Rte. 20 private drive versus dedicated right of way at the Mario’s Kart development.

**DIRECTOR’S TIME**

**Staff Activity Report**

Mr. Steiner reviewed the staff activities performed in December 2019. Mr. Steiner stated that 4 rural addresses were issued as of November 22. Mr. Steiner stated that six (6) parcel splits were finalized and five (5) parcel combinations were finalized as of November 22, 2109. Mr. Steiner continued to train Ms. Stanley as the planner. Mr. Steiner prepared the items for the December 2019 Planning Commission Meeting.

* Mr. Steiner updated members regarding grant activity. Mr. Steiner worked on CDBG grants and a CHIP grant. Mr. Steiner stated that the mandatory pre-construction meeting for the PY2018 Village of Custar street resurfacing project was held. Mr. Steiner stated that the public hearing for PY2019 CIG Grant application for the Village of Bloomdale was held.

Mr. Steiner stated he followed up with Grand Rapids Township on their new zoning resolution that was presented at the November 2019 Planning Commission meeting. Mr. Steiner stated he assisted a member of the Plain Township Board of Zoning Appeals with a variance request that is taking place in their township.

Mr. Steiner stated he drafted a final version of draft language for commercial solar power generating fields.

Mr. Steiner stated he researched the zoning amendment request for January 2020 Planning Commission meeting.

Mr. Steiner stated the office assisted several attorneys with parcel splits and parcel combinations.

Mr. Steiner stated that he provided consultation to the Wood County Commissioners regarding the creation of a new Community Reinvestment Area (CRA) in Henry Township.

Mr. Steiner stated that he continued to train new planner. Mr. Steiner stated that he prepared items for December 2019 Planning Commission meeting.

Mr. Steiner stated that four (4) addresses were assigned as of December 22, 2019. Mr. Steiner stated that six (6) parcel splits and five (5) parcel combinations were finalized as of December 22, 2019.

Mr. Schuerman made a motion to adjourn the January 7, 20120 Planning Commission meeting. Mr. Bowlus seconded the motion. Commission members responded in full support. The meeting adjourned.